

# UNOFFICIAL COPY

LIEN NOTICE FOR COMMERCIAL  
REAL ESTATE BROKER LIEN

Broker-Claimant,

IN THE OFFICE OF THE RECORDER  
OF DEEDS OF COOK  
COUNTY, ILLINOIS

v.

JAMES RAUPP and MARIE RAUPP,  
Owner.

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 07508366 and whose business address is 2045 S. Arlington Heights Road, Arlington Heights, Illinois, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", being 1991 Ill. Rev. Stat. ch. 82, Sec. 651, et seq., and states that:

1. The following described real property located at 745 McHenry Road, Wheeling, Cook County, Illinois, which is legally described as follows:  
See Attached Legal Description

DEPT 01 RECORDING \$23.50  
T4444 TRAN 3439 07/27/92 13:37:00  
#4281 (1) \* 92-546951  
COOK COUNTY RECORDER

Is improved with buildings

Said real property is now owned of record by James Raupp & Marie Raupp ("Owner").

2. That on 1/25, 1980, the Broker-Complainant, or his/her employees or independent contractors, entered a written agreement with the Owner for the (sale) (lease) (purchase) (other conveyance) of said property or property meeting the description of said property.

3. That the Broker-Complainant provided services for said Owner in that Broker-Claimant, his/her employees or independent contractors, procured a person or entity ready, willing and able to (purchase) (lease) (sell) (accept a conveyance) of the commercial real estate or an interest therein on the terms set forth in the written agreement with the Owner or otherwise acceptable to Owner or the Owner's agent.

4. That the amount of the commission or fee to which Broker-Complainant is entitled is \$ 18,900.00.

5. Broker-Complainant now claims a lien on the above-described real property and all improvements thereon and against all persons interested therein in the sum of Dollar (\$18,900).

BRIAN PROPERTIES INC.

BROKER CLAIMANT  
AUTHORIZED AGENT

Jack B. Whisler President

STATE OF ILLINOIS )  
COUNTY OF Cook )

Jack B. Whisler, being first duly sworn on his oath, deposes and states that he/she has read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

BRIAN PROPERTIES INC.

Subscribed and sworn to before me on July, 1992.  
Drake D. Mertes  
Notary Public

Jack B. Whisler BROKER CLAIMANT  
Drake D. Mertes AUTHORIZED AGENT  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/1/94

92546951

NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT, WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

Prepared by: Drake D. Mertes, Esq.; Dowd, Dowd & Mertes Ltd. 701 Lee, #790; Des Plaines  
Return to: Dowd, Dowd & Mertes, Ltd., 701 Lee, #790; Des Plaines, IL 60016 IL 60016

2350

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## FOR RECORDER'S USE ONLY

Document No. \_\_\_\_\_ filed for Record in Recorder's Office of \_\_\_\_\_ County,  
Illinois. Book \_\_\_\_\_, Page \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on \_\_\_\_\_, 199\_\_\_\_.

RELEASE OF COMMERCIAL REAL ESTATE BROKER LIEN  
Recorder of Deeds

### RELEASE OF CLAIM FOR COMMERCIAL REAL ESTATE BROKER LIEN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned

\_\_\_\_\_ the claimant in a claim for lien filed by the undersigned against

\_\_\_\_\_ and dated the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, and recorded in the Office of the Recorder of the County of \_\_\_\_\_ in the State of Illinois in Lien Docket page \_\_\_\_\_ does hereby acknowledge that the undersigned has received full payment and satisfaction of the monies due as described in said Lien Notice for Commercial Real Estate Broker Lien, and in consideration thereof does hereby FOREVER release and discharge the same and all claims, right to a lien on said premises and improvements thereon and quit claim all right and interest to and in the premises therein described, for a description whereof reference may be had to said claim for lien.

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

WITNESS my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_.

\_\_\_\_\_  
BROKER-CLAIMANT  
or AUTHORIZED AGENT

STATE OF ILLINOIS

COUNTY OF \_\_\_\_\_

SS

I, the undersigned Notary Public in and for said County, do hereby certify that \_\_\_\_\_ personally known to me to be the same person whose name is subscribed to the foregoing Release of Claim for Commercial Real Estate Broker Lien as having executed the same appeared before me this day, in person, and acknowledged that he/she signed, sealed and delivered the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this \_\_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 199\_\_\_\_.

\_\_\_\_\_  
Notary Public

Prepared by: \_\_\_\_\_

Return to: \_\_\_\_\_

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## LEGAL DESCRIPTION

That part of the Northwest quarter of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point in the center line of McHenry Road, said point being 130.0 feet East of the West line of said Section 3 (measured at right angles); thence North parallel with the West line of said Section 3, a distance of 509.68 feet; thence East at right angles to the last described line a distance of 187.0 feet; thence South parallel with the West line of said Section 3 to the center line of McHenry Road; thence Northwesterly along the center of said Road, to the point of beginning, in Cook County, Illinois\*\*

Permanent Tax No. 03-03-100-017

Address of Property: 745 McHenry Road, Wheeling, Illinois

Property of Cook County Clerk's Office

92582051

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Property of Cook County Clerk's Office